



**GRASSROOTS**  
REALTY GROUP

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**458 Hotchkiss Manor SE**  
**Calgary, Alberta**

**MLS # A2308488**



**\$664,650**

<b>Division:</b>	Hotchkiss		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the growing community of Hotchkiss. Built by NuVista Homes, this home features 9' ceilings on the main floor and foundation, creating a bright and open feel throughout. The main level showcases luxury vinyl plank flooring and a stylish two-tone kitchen with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. The open-concept layout flows into the living area with an electric fireplace and full-height tile surround. A side entrance and sunshine basement provide excellent potential for future basement development. Enjoy the 11' x 10' rear deck—perfect for summer entertaining. Designed for comfort, flexibility, and long-term value. Photos are representative.